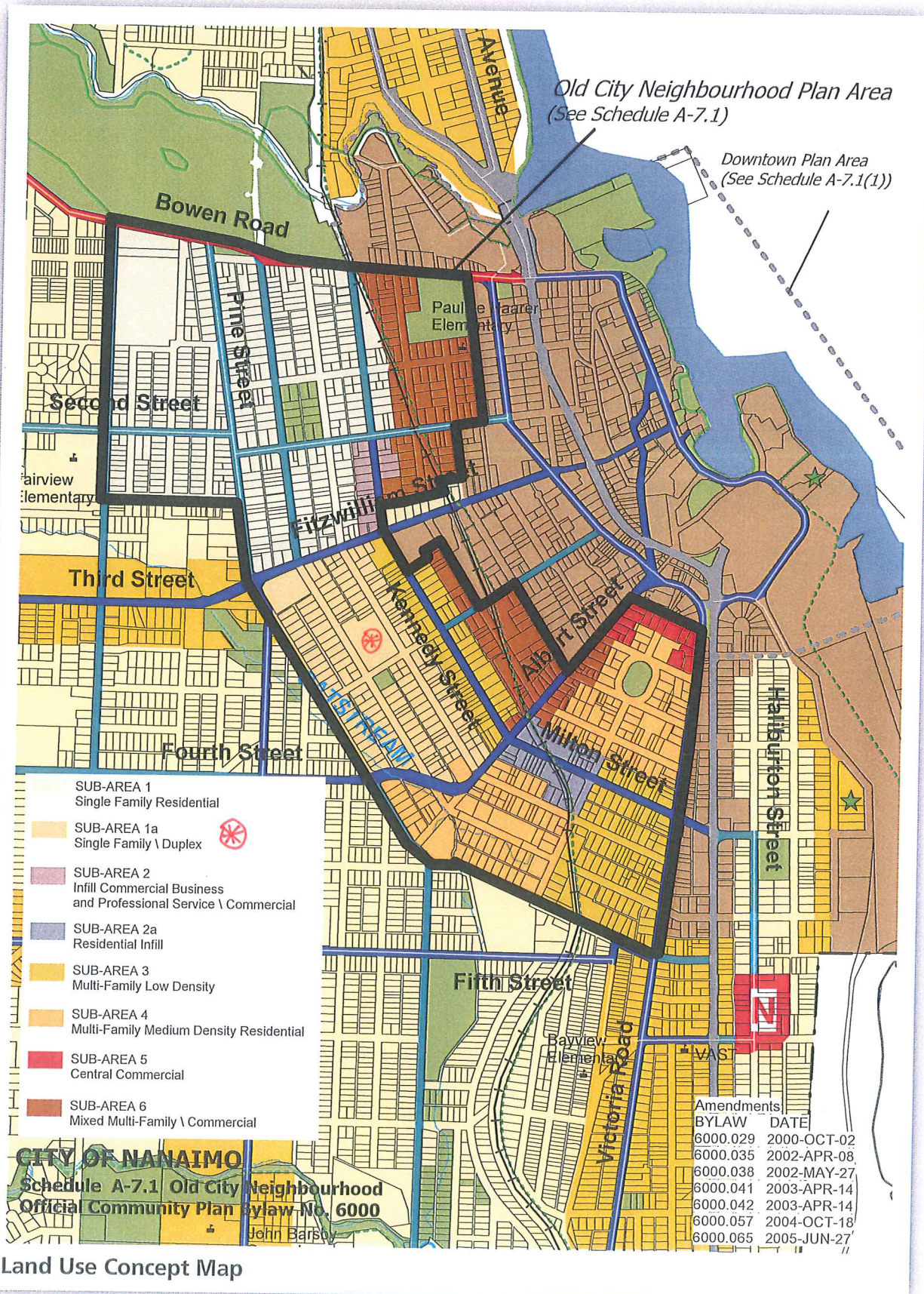


Old City Neighbourhood Plan





2.1 Residential Development

The importance of providing a full range of housing forms and ensuring that new design is sensitive to the scale and character of the neighbourhood are principles that guide the residential component of the Concept.

Established areas of single family residential development are preserved and the Concept works to preserve architecturally and / or historically significant older homes by encouraging the legal conversion of older homes to a maximum fourplex. Adaptive re-use of some areas of older homes is also encouraged for small scale business and / or professional offices.

Small scale (maximum density: fourplex) multi-family development is proposed in an area of the neighbourhood which already has many suites, a sign the area is under increasing pressure to become a multi-family area.

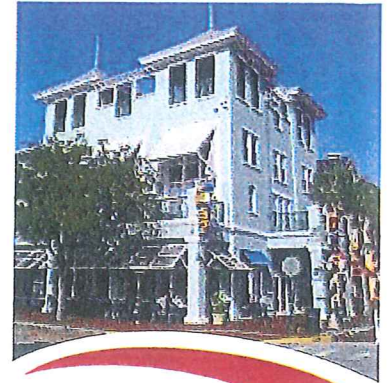
Higher density multi-family uses are provided for in this Concept in locations which minimize impacts on view corridors, and are located adjacent to major roads.

2.2 Commercial Development

The mixed multi-family / commercial area in the centre of the neighbourhood provides opportunities for a viable commercial centre to develop within the neighbourhood, with a full range of office, retail and service commercial land uses permitted at street level and complemented by second and third storey multiple family development.

This Concept recognizes the difference between full scale industrial land use and the existing service commercial and warehousing land use which is predominant along the E&N Railway line, and provides for the maintenance of a continued service commercial component in the neighbourhood while phasing out industrial uses.

Limiting height to a maximum of three storeys for future development in the commercial core of the neighbourhood will preserve public ocean views in the neighbourhood and design guidelines for multiple family and commercial uses in this area will provide more security for land owners regarding adjacent developments and ensure that new uses are compatible with the pedestrian orientation and scale of the neighbourhood.



4 Land Use Objectives and Land Use Designations

4.1 Residential Areas



4.1.1 Land Use Objectives

- Encourage residential rehabilitation and new small scale multi-family residential redevelopment.
- Preserve architecturally / historically significant older houses.
- Identify and maintain established areas of single family housing.
- Introduce low to medium density multiple housing forms in single family areas where suites are already entrenched and in areas of larger older homes.
- Provide opportunity for larger scale, medium density multiple family development in the Milford Crescent and Catstream areas of the neighbourhood.

4.1.2 Land Use Designations

The following land use designations meet these objectives:

	Land Use Designations	Permitted Uses
Sub Area 1	Single Family Residential	Single family
Sub Area 1a	Single Family / Duplex	Single family and duplex
Sub Area 3	Multi-Family Low Density	Single family to fourplex
Sub Area 4	Multi-Family Medium Density Residential	Multiple family units limited to 3 storeys in height and 0.60 FAR
Sub Area 6	Mixed Multi-Family / Commercial	Mixed use development limited to 3 stories in height and 0.85 FAR

Please refer to the Concept Plan Map for Land Use Designation boundaries.

4.1.2.1 Notwithstanding Section 4.1.2, Sub Area 3, a multiple-family residential development for a maximum of seven residential units is permitted on the property known as 446 Milton Street (Lot 6, Block 24, Sction 1, Nanaimo District, Plan 584, Except the Northerly 50 Feet Thereof; PID 000 937 029).

4.1.2.2 Notwithstanding Section 4.1.2, Sub Area 3, a multiple family residential development for a maximum of five residential units is permitted on the property known as 421 Milton Street (Section A of Lot 17, Block H, of Section 1, Nanaimo City, Plan 584; PID 000 051 829).